

Section 5-1400

Buffering and Screening.

5-1401

Purpose. The purpose and intent of this Section is to facilitate the creation of a convenient, attractive and harmonious county; to conserve natural resources including adequate air and water; to preserve the character of an area by preventing or mitigating the harmful effects of one use on another use; and to preserve and promote the health, safety and general welfare to the public. More specifically, this Section is intended to mitigate the effects of uses on adjacent uses by requiring a screen and/or buffer between the uses in order to minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Also, this Section is intended to require the landscaping of parking lots in order to reduce the harmful effects of heat and noise and the glare of motor vehicle lights; to preserve underground water reservoirs and to permit the return of precipitation to the ground water strata; to enhance the natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide shade.

5-1402

Applicability.

- (A) The provisions of this Section shall apply to all development where site plans and/or subdivisions are filed in accordance with the provisions of Section 6-700 of this Ordinance or the Land Subdivision and Development Ordinance.
- (B) The provisions of this Section are intended to complement the regulations of Section 5-1300 of this Ordinance. Trees planted to fulfill the Canopy requirements of Section 5-1300 may also fulfill the Buffering and Screening requirements of this Section. However, where any provision of this Section imposes restrictions or standards different from those of Section 5-1300 or any other County ordinance or regulation or other provision of law, whichever provisions are more restrictive or impose higher standards shall control, unless the intent is clearly otherwise.

5-1403

Standards. The following standards shall apply to the installation and maintenance of all landscaping and screening required by the provisions of this Section.

- (A) The planting and maintenance of all trees and shrubs shall be in accordance with the provisions of Facilities Standards Manual, and the following requirements:

- (1) The installation of all landscaping shall be done following the procedures established by the American Association of Nurserymen.
- (2) At the time of planting, all canopy trees shall have a minimum caliper of one (1) inch dba, and all understory trees shall have a minimum height of six (6) feet. Evergreen trees shall be a minimum of six (6) feet in height. Evergreen shrubs shall have a minimum height of thirty (30) inches. Dwarf deciduous shrubs shall have a minimum height of eighteen (18) inches.
- (B) Existing vegetation which is suitable for use in compliance with the requirements of this Section, when supplemented by new vegetation, if needed, so as to provide buffering and screening in accordance with the purpose and intent of this Section, may and should be used as required planting.
- (C) In addition to the standards set forth in this Section, the Board of Supervisors or the Board of Zoning Appeals may require more stringent requirements as part of an approval action of a special exception, variance, or as part of proffered conditions.
- (D) All landscaping shall permit site distances consistent with all current code requirements of Loudoun County and VDOT.

5-1404

Landscaping Plan.

- (A) Except as permitted by the provisions of Section 5-1305 below, a landscaping plan, including a parking lot landscape and screening plan, shall be submitted as part of every final site plan required by the provisions of Section 6-701.
- (B) Such landscaping plans shall be drawn to scale, including dimensions and distances, and shall delineate existing and proposed buildings, parking spaces or other vehicle areas, access aisles, driveways, and the location, size, and description of all landscaping materials and the installation schedule if materials are to be installed in phases extending beyond 90 days from the date of occupancy of the building or structure to which they are appurtenant.
- (C) The landscaping measures, as required by this Section shall be shown on such initial plan and shall be completed or bonded in accord with current County policy according to specifications prior to approval of any Certificate of Occupancy.

5-1405**Buffer Yards and Screening, General Provisions.**

- (A) Buffer yards and screening shall be provided in accordance with the Buffer Yard and Screening Matrix set forth in Section 5-1414(A), and in accordance with the provisions of this Section and Section 5-1407 and 5-1408 below.
- (B) Buffer yards and screening shall be provided within the zoning district and on the lot whose use is indicated in the left column of the matrix where it is contiguous or across the street from land used or zoned for uses indicated across the top of the matrix.
- (C) Where the structure or lot or development is to contain more than one use or category of uses as presented in the matrix, the more stringent requirements of the matrix shall apply; provided, however, that the Zoning Administrator may reduce and/or modify the requirements of the matrix upon a finding that the need for the more stringent requirements has been partially mitigated or eliminated by the arrangement of uses.
- (D) The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
- (E) In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Zoning Administrator, using the matrix as a guide, shall determine to what extent buffering and screening shall be provided.
- (F) In addition to the standards set forth in herein for a particular use, all uses allowed by special exception, or variance in a given district, shall be required to provide buffer yards as determined by the BZA or Board of Supervisors, as the case may be, using the matrix as a guide.

5-1406

Determination of Buffer Yard Requirements. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a use across the street, refer to the buffer yard and screening matrix, and identify the buffer yard required pursuant to one of the following procedures:

- (A) **Proposed development adjacent to an improved property that is a pre-existing use which existed prior to the effective date of this Ordinance.**

- (1) If the proposed use is in the same land use category or is a more intensive than the pre-existing use, the proposed use must provide the buffer yard type as required by the Buffer Yard and Screening Matrix.
 - (2) If the proposed use is less intensive than the pre-existing use, the proposed use must provide the buffer yard type that would have been provided by the existing more intensive use as if it were subject to the requirements herein.
 - (3) The Zoning Administrator may waive reduce and/or modify the requirement if it presents a substantial hardship or is considered unnecessary as identified in Section 5-1409.
- (B) **Proposed development adjacent to a use developed subsequent to the effective date of this Ordinance.** The proposed use must install plant units in order to bring the total buffer yard required between the two uses into conformance with the Buffer Yard and Screening Matrix.
- (C) **Proposed Development Adjacent to a Vacant Property.** To determine the buffer yard type for a proposed development which will be constructed adjacent to vacant land, the Zoning Administrator must first make a determination on the probable future use of the adjacent vacant land, using the Comprehensive Plan, Zoning Ordinance and Zoning District Map.
- (1) If the proposed use is more intensive than the probable future use of adjacent vacant land, as determined by the Zoning Administrator, then the proposed use must provide a buffer as required by the Buffer Yard and Screening Matrix.
 - (2) If the subsequent use of the adjacent vacant land is more intensive than the probable use determined by the Zoning Administrator, and the subsequent use is required to provide a buffer prescribed in the Buffer Yard and Screening Matrix, the buffer yard installed by the first use may be taken into consideration by the Zoning Administrator in considering a reduction of required buffer.
 - (3) If the subsequent use of the adjacent vacant land is less intensive than the probable use determined by the Zoning Administrator, the subsequent use must install the difference between the plant units installed by the pre-existing adjacent use and the number of plant units required by the Buffer Yard and Screening Matrix.

- (4) If the proposed use is less intensive than the probable future use of the vacant land, as determined by the Zoning Administrator, no buffer yard shall be required of the proposed use.

(D) **Contractual Reduction of Buffer Yard Abutting Vacant Land.** When a land use is proposed adjacent to vacant land, the owners of both parcels may enter into a contractual relationship to provide for a buffer yard equivalent to the buffer yard which shall ultimately be required. Such a contract shall include:

- (1) A statement by the owner of the vacant land of an intent to develop at no greater than a specified land use category consistent with reduced buffer yards.
- (2) An agreement that the owner of the vacant land assumes all responsibility for additional buffer yards required by the development of his parcel with a more intense use than had been agreed upon.
- (3) The contract shall be in the form of a covenant or deed restriction, recorded in the Office of the Clerk of the Circuit Court of Loudoun County, Virginia, which shall run with the land.

(E) **Special Situations.**

- (1) When the adjacent land is used for a wayside stand or other temporary use, the buffer yard type shall be determined as if the adjacent property were vacant as provided in Section 5-1406(C).
- (2) If any property adjoins any existing or planned arterial road, except in the A-3, A-10, AR-1 or AR-2 district, the required buffer yard shall be in accordance with Buffer Yard Type 3, however, such buffer yard landscaping shall be supplemented by a landscaped earthen berm at least four (4) feet in height and not to exceed a slope of 2:1. This requirement may be waived modified, and/or reduced, or the location of the required berm may be adjusted by the Zoning Administrator, where necessary to preserve existing mature trees. No buffer yard shall be required for the A-3 and A-10 districts where such property adjoins any existing or planned arterial road.

- (3) If any adjoining property is located within a zoned municipality, the Zoning Administrator shall investigate the applicable municipal zoning district regulations and shall determine which district established by this Ordinance is most equivalent. Requirements for buffer yards shall then be the same as if the adjoining property were zoned in the equivalent County zoning district.

5-1407

Buffer Yard and Screening Requirements.

- (A) **Location.** Buffer yards shall be located along the perimeter of a lot or parcel. Where a parcel extends into the center line of an existing road, the buffer yard shall begin at and extend inward from the ultimate right-of-way line of said road. Buffer yards shall extend to the lot line, parcel boundary or rights-of-way line, except where easements, covenants or natural features may require the buffer yard to be set back from the property line, in which event the buffer yard shall be in addition to such easements, covenants or natural features. Buffer yards shall be provided within the required minimum yard setback areas. If the minimum buffer width is larger than the yard setback, the minimum buffer width must be provided.
 - (1) In the case of driveways, parking areas, and accessory structures permitted within required yard setbacks, at least fifty (50) percent of the area of the required minimum yard setback area shall consist of permeable materials.
 - (2) If parking and/or loading is permitted within the required minimum yard setback area, then Section 5-1413 "Parking Lot Landscaping and Screening Requirements" shall prevail.
- (B) **Screening Requirements in Buffer Yards.**
 - (1) Buffer yard requirements are stated in Section 5-1414(B).
 - (2) Those plant materials identified in Section 5-1414(C) or their equivalents shall satisfy the requirements of this Section.
 - (3) Whenever a wall, fence, and/or berm is required within a buffer yard, they shall be provided in addition to the plant units required.

5-1408 **Use of Buffer Yards.** A buffer yard may be used for passive recreation and it may contain pedestrian, bicycle or equestrian trails, provided that: a) minimal plant materials are eliminated, b) the total width of the buffer is maintained, and c) all other regulations of this Ordinance are met. Utility easements may be included within buffer yards provided that the utility requirements and buffer yard requirements are compatible and canopy trees are not planted within said easement. Vehicular entrances may cross a buffer yard. Signs, pursuant to Section 5-1200, may be located in the buffer yards.

5-1409 **Buffer Yard Waivers and Modifications.** Buffer yard requirements may be waived or modified by the Zoning Administrator in any of the following circumstances. The Zoning Administrator may attach conditions to any waiver or modification in order to assure that the results of the waiver or modification will be in accordance with the purpose and intent of this Section.

- (A) Where the strict provisions of this Section would reduce the usable area of a lot configuration or size to a point which would preclude a reasonable use of the lot, buffer yards may be waived, reduced and/ or modified by the Zoning Administrator, upon showing that the building and/or the yard has been designed to minimize adverse impact through a combination of architectural, landscape and/or other design techniques.
- (B) The Zoning Administrator may waive, reduce and/or modify buffer yard requirements if in his opinion the topography of the lot providing the buffer yard and the lot being protected is such that the required buffer yard would not be effective.
- (C) The Zoning Administrator may waive, reduce and/or modify buffer yard requirements for single family attached dwelling units where a six (6) foot permanent fence has been provided to enclose a privacy yard (for rear yards and side yards) and such fence is architecturally designed and coordinated with landscape techniques to minimize adverse impact to adjacent properties.
- (D) The Zoning Administrator may waive, reduce or modify buffer yard requirements for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.
- (E) **Buffer Yard Exceptions.** When a land use is proposed adjacent to a lake, wetland, or other natural area, which is to remain undeveloped, and which is at least three hundred (300) feet in width, the Zoning

Administrator may waive, reduce, and/or modify the buffer requirements provided the intent of these regulations are preserved.

- (F) The Zoning Administrator may waive, reduce and/or modify buffer yard requirements for side and rear yards where lots zoned MR-HI, GB, PD-IP, PD-GI, MR-HI or CLI abut, upon finding that such waiver, reduction and/or modification is designed to complement proposed development of existing or proposed uses. In any case, a screen wall of a minimum six (6) foot in height or buffer yard shall be constructed where such side or rear yard is visible from the public right-of-way.
- (G) The Zoning Administrator may waive, reduce and/or modify buffer requirements for a telecommunications monopole which is co-located on a facility which is owned or controlled by a public use or fire and/or rescue company, or in areas planned or zoned for employment and industrial uses where such use is permitted by right, provided the site is architecturally designed and coordinated with landscape techniques to minimize adverse impacts to adjacent properties.
- (H) The Zoning Administrator, upon recommendation by the Loudoun County Sheriff's office, may waive, reduce or modify the screening requirements for any school use, upon finding that the screening requirements obstruct visibility and create a security concern.
- (I) In the A-3, A-10, AR-1, AR-2, RR-1 and RR-2 zoning districts, the Zoning Administrator may permit the required buffer to circumnavigate the proposed use, rather than to be located on the property line as required by Section 5-1407(A).

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- (I) In the A-3, A-10, AR-1, AR-2, RR-1 and RR-2 zoning districts, the Zoning Administrator may permit the required buffer to ~~circumnavigate~~ surround the proposed use, rather than to be located on the property line as required by Section 5-1407(A).

5-1410

Maintenance.

- (A) The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all required landscape materials and screening and buffering as may be required by the provisions of this Section.
- (B) All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris.
- (C) Fences and walls shall be maintained in good repair. Openings within the barriers may be required by the Zoning Administrator for accessibility to an area for necessary maintenance.

5-1411 Bond/Cash Deposit Requirements. In lieu of installation of the landscape materials prior to occupancy, the applicant may post a bond acceptable to the County, conditioned upon satisfactory installation of the landscaping proposed in the landscape plan.

5-1412 Appeals. Any person aggrieved by a decision of the Zoning Administrator may appeal such decision in accordance with the provisions of Section 6-1700.

5-1413 Parking Lot Landscaping and Screening Requirements.

(A) General. Parking lot landscape and screening plan shall comply with the general standards in Section 5-1403 and 5-1404.

(1) Existing vegetation which is suitable for use in compliance with the requirements of this Section when supplemented so as to provide planting and screening in accordance with the purpose and intent of this Section, may and should be used as required planting. Additionally, vegetation which fulfills the requirements set forth herein for exterior parking lot screening may also be counted toward fulfilling the requirements for buffer yards set forth in other sections of these regulations.

(2) When non-residential parking lots, travelways, alleys, loading spaces and like uses adjoin land zoned or planned for residential use, there shall be an opaque barrier constructed to provide a separation between the two uses. This can be achieved by a solid type fence no less than six (6) feet in height, or with densely planted shrubs and berms to provide a visual barrier. Berms shall not exceed a slope of 2:1.

(B) **Interior Parking Lot Landscaping.**

(1) Any parking lot, excepting single bay parking lots of twenty (20) spaces or less, shall be provided with landscaped open space along the perimeter of the parking area or areas, in the minimum rate of one (1) canopy tree per ten (10) spaces which shall be so located that no parking space is more than eighty (80) feet from a portion of the landscaped open space or parking island more than eighty (80) feet from a canopy tree. Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.

(2) The primary landscaping materials used in parking lots shall be canopy trees. Where possible, grouping of such trees is encouraged. Shrubs and other live planting materials may be

used to complement the tree landscaping, and shall count towards the required landscaping.

- (3) The landscaping areas shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of six (6) feet measured from back of curb. There shall be a minimum six (6) foot wide (back of curb to back of curb) curbed landscape island at the end of every row of parking - equal in length to the adjoining parking space.
- (4) There shall be a minimum of one (1) canopy tree per required landscape island. Where more than one island is combined in a linear configuration, canopy trees shall be provided at a minimum equal to the number of required landscape islands.
- (5) The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein; in any case a landscaped island shall be protected with a six (6) inch minimum curb.
- (6) Areas used principally for storage of vehicles do not require interior islands if such areas are screened from adjacent properties and public streets in accord with Section 5-1406 and 5-1407.

(C) **Peripheral Parking Lot Landscaping.** If any parking lot contains ten (10) or more spaces peripheral parking lot landscaping shall be required as follows:

- (1) **When the property line abuts land other than street right-of-way.**
 - (a) Except where otherwise stated in this Ordinance, a landscaping strip ten (10) feet in width measured from the edge of pavement, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.
 - (b) Parking and vehicular traffic circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of thirty (30) inches. Berming height of thirty inches shall not exceed a minimum slope of 2:1.

- (c) All service areas shall be screened from view through the use of evergreen plant materials and screen walls, compatible with the building design. Service area screen walls, solid fences or fences shall be softened with climbing vines, shrubs, or other plant materials. Plantings shall be a minimum height of six (6) feet and totally screen at least 75% of any one wall surface (exclusive of gates).
- (d) All utility equipment (i.e. meters, pedestals, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided, but such plantings shall be planned and installed so as not to hinder the installation or maintenance of such utility equipment.
- (e) Peripheral plantings shall include six (6) shrubs per forty (40) linear feet of abutting land, and one of, or a combination of the following, which need not necessarily be installed on center:
 - (i) One understory tree per fifteen (15) linear feet;
 - (ii) One canopy tree per thirty-five (35) linear feet.

(2) **Where the property line abuts the street right-of-way.**

- (a) Except where otherwise stated in this Ordinance, a landscaping strip ten (10) feet in width, exclusive of a required sidewalk or trail, shall be located between the parking lot and right-of-way line.
- (b) Parking and vehicular traffic circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of thirty (30) inches. Berming shall not have a slope steeper than 2:1.
- (c) All service and loading areas shall be screened from view through the use of evergreen plant materials and six (6) foot solid fences or screen walls compatible with the building design. Service and loading area screen walls or fences shall be softened with climbing vines, shrubs, or other plant materials. Plantings shall be a minimum mature height of six (6) feet at time of installation and totally screen at least seventy five

percent (75%) of any one wall surface (exclusive of gates).

- (d) All utility equipment (i.e. meters, pedestals, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided, but such planting shall be planned and installed so as not to hinder the installation or maintenance of such utility equipment.
- (e) At least one (1) tree for each twenty-five (25) linear feet of land abutting any right-of-way shall be planted in the landscaping strip; however, this requirement shall not be construed as requiring the planting of trees on twenty-five (25) foot centers.
- (f) Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the more restrictive standards shall apply.

(D) **Requirements for Parking Lots in Residential Districts.** Where parking lots for more than ten (10) cars are permitted or required in residential districts, the following provisions shall be complied with:

- (1) The lot may be used only for parking and not for any type of commercial loading, sales, dead storage, repair work, dismantling or servicing.
- (2) A ten (10) foot wide landscaped open space area adjoining any street line or any lot zoned or planned for residential uses shall be provided, guarded with wheel bumpers or curb and gutter and planted in grass and/or shrubs.

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX

ADJACENT LAND USE GROUPS														
PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13	
Group 1	N/A													
Dwelling, Single Family Detached														
Group 2	1	1	1	2	2	2	3	3	4	4	4	4	2	
Dwelling, Single Family Attached														
Group 3	1	1	1	2	2	2	3	3	4	4	4	4	2	
Dwelling, Multi-Family														
Congregate Housing Facility														
Continuing Care Facility														
Orphanage or other similar institutions														
Group 4	2	2	2	2	2	2	3	3	4	4	4	4	2	
Day Care Center														
Church, Chapel														
Nursery School														
Elementary School														

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX

PROPOSED LAND USE GROUPS	ADJACENT LAND USE GROUPS												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 5	2	2	2	2	2	3	3	4	4	4	4	N/A	
Middle and High School													
Community & Recreation Center, and Library													
Auditorium, Performing Arts Center and Assembly Hall, and Theater (indoor)													
Municipal and Governmental Building and Structure													
Fire, Police, and Rescue Station													
Medical Care Facility													
Hospital													
Group 6	2	2	2	2	2	N/A	N/A	N/A	3	4	4	4	N/A
Financial Institution													
Office													
Business Service Establishment													
Retail Sales Establishment													
Health & Fitness Center													
Funeral Home, Mortuary, Crematory													
Personal Service Establishment													
Group 7	3	3	3	3	3	N/A	N/A	N/A	3	4	4	4	N/A
Restaurant													
Hotel and Motel													

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS														
PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13	
Group 8	3	3	3	3	3	2	N/A	N/A	N/A	4	4	4	N/A	
Drive-in Bank Facility														
Fast Food Restaurant														
Drive Through Restaurant														
Auto Service Station														
Car Wash														
Mobile Home Sales and Service														
Motor Vehicle Sales and Service														
Parking Lot/Valet Service														
Group 9	4	4	4	4	4	4	4	N/A	N/A	4	4	4	N/A	
Utility Transmission Facility														
Public Utility Service Center, Storage Yard														
Telecommunication Facility														
Radio & Television Broadcasting Station, including Recording Studio														
Municipal or Governmental Storage Yards & Related Facility														
Water Treatment and Distribution Facility														
Kennel, outdoor														

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS													
PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 10	4	4	4	4	4	4	4	4	4	4	4	4	4
Bus, Rail, and Truck Terminal													
Long Term Vehicle Storage													
Warehousing & Storage													
Facility													
Newspaper Offices and Distribution													
Service													
Lumber & Building Material Yard													
and Storage Facility													
Wholesale Trade Office													
and Storage Facility													
Heavy Equipment Sale, Rental,													
and Service													
Sand, Gravel, Coal & Earth Sales													
and Storage Facility													
Boat Sales, Storage and Service													
Recycling Center													
Vehicle Wholesale Auction													
Group 11	4	4	4	4	4	4	4	4	4	4	4	4	4
Wholesale Printing													
Laundry, Cleaning, and Dyeing Plant													
Facilities for Manufacturing, Processing,													
Assembly, Packaging, Bottling, and													
Canning													

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS													
PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 12	4	4	4	4	4	4	4	4	4	4	4	4	4
Asphalt or Concrete Mixing Plant													
General Construction Company, including													
Hauling, Road Paving, Roofing, and Sewer													
Metal Fabrication Shop													
Metal Salvage and Open Storage Yard													
and Operation													
Agriculture Processing Facility													
Outdoor Movie Theater													
Wood Processing Facility or Sawmill													
Forging Plant													
Rifle and Pistol Range, outdoor													
Sewage Treatment Facility													
Sanitary Landfill													
Rendering or Tanning Plants													
Petroleum or Chemical Refining													
or Production													
Ship Yards and Boat Manufacture													
Junk Yard													
Fuel Sales													
Group 13	2	2	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A													
N/A													
Farming, including livestock and													
horticultural activity													
Fur Bearing Animal Raising													
Stable and Equestrian Center													

SECTION 5-1414 B(1)
BUFFER YARD TYPE 1

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
10' Minimum	2 Canopy Tree(s) 0 Understory Trees 0 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
10' Minimum	1 Canopy Tree(s) 4 Understory Trees 6 Shrubs 0 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
5' minimum	0 Canopy Tree(s) 4 Understory Trees 6 Shrubs 0 Evergreen Trees

SECTION 5-1414 B(2)
BUFFER YARD TYPE 2

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
15' Minimum	3 Canopy Tree(s) 2 Understory Trees 10 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
20' minimum	2 Canopy Tree(s) 6 Understory Trees 10 Shrubs (75% of which must be evergreens) 0 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
15' minimum	2 Canopy Tree(s) 3 Understory Trees 8 Shrubs (75% of which must be evergreens) 0 Evergreen Trees

SECTION 5-1414 B(3)
BUFFER YARD TYPE 3

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
20' Minimum	3 Canopy Tree(s) 3 Understory Trees 24 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
25' minimum	4 Canopy Tree(s) 7 Understory Trees 30 Shrubs (75% of which must be evergreens) 0 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
20' minimum	2 Canopy Tree(s) 5 Understory Trees 20 Shrubs 0 Evergreen Trees
<u>STRUCTURE REQUIRED IN REAR YARD</u>	A six foot high stockade fence, providing a minimum opacity of 95%, or a six foot high masonry wall.
<u>BERM REQUIRED ADJACENT TO AN ARTERIAL ROAD</u>	An earthen berm with a minimum height of four feet with a slope not to exceed 3:1 planted with turf or ground cover material.

SECTION 5-1414 B(4)
BUFFER YARD TYPE 4

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
20' Minimum	4 Canopy Tree(s) 3 Understory Trees 20 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
30' minimum	4 Canopy Tree(s) 7 Understory Trees 15 Shrubs 10 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
20' minimum	2 Canopy Tree(s) 3 Understory Trees 25 Shrubs 6 Evergreen Trees
<u>STRUCTURE REQUIRED IN REAR AND SIDE YARD</u>	* A six foot high masonry wall (poured concrete, cement block, brick, etc.) providing a minimum opacity of 95%, or a stockade fence.

* Note structures are required only where a use abuts a use of a lower intensity as defined on the Buffer Yard and Screening Matrix. Structures are not required between uses of equal intensity.

SECTION 5-1414(C)(1)

CANOPY TREE:

A deciduous tree, usually single trunked, with a definitely formed crown of foliage, which attains a mature height of at least 30 feet. Preferred species include, but are not limited to:

Common Name

American Sycamore
Bradford Pear
Crimson King Maple
English Oak
Ginkgo (Male)
Japanese Pagoda
Japanese Zelkova
Japonica Regent
Littleleaf Linden
London Plane
Norway Maple
Pin Oak
Red Oak
Red Maple
Silver Linden
Sugar Maple
Sweet Gum
Thornless Honey Locust
Willow Oak
Yellowwood

Botanical Name

Platanus occidentallis
Pyrus calleryana bradford
Acer plantanoindes Crimsom King
Quercus robur
Ginkgo bilboa
Sophora japonica
Zelkova serrata
Sophora japonica regent
Tilia cordata
Plantanus acerifolia
Acer platanooides
Quercus palustris
Quercus borealis
Acer rubrum
Tilia tomentosa
Acer saccharum
Liquidambar styraciflua
Gleditsia triacanthos inermis
Quercus phellos
Cladrastis lutea

SECTION 5-1414(C)(2)

EVERGREEN TREES:

A non-deciduous tree used for the purposes of screening, weather barrier, or accent planting. Preferred species include, but are not limited to:

Common Name

American Holly
Austrian Pine
Dark American Arborvitae
Eastern Red Cedar
Norway Spruce
White Pine

Botanical Name

Llex opaca
Pinus nigra
Thuja occidentalis nigra
Juniperus virginiana
Picea abies
Pinus strobus

SECTION 5-1414(C)(3)

UNDERSTORY TREE:

A deciduous or evergreen tree which attains a mature height of no greater than 30 feet. Understory trees often times prefer shade and grow naturally under a canopy of larger trees. Preferred species include, but are not limited to:

Common Name

Botanical Name

American Plum
Amur Maple
Dogwood
Downy Serviceberry
Flowering Cherry
Flowering Crabapple
Golden Raintree
Golden Chain
Purple Leaf Plum
Red Bud
Shadblow
Washington Hawthorne

Prunus americana
Acer griseum
Cornus florida
Amelanchier arborea
Prunus (various species)
Malus (various species)
Koelreuteria
Laburnum Vossi
Prunus cerasifera bliricana
Cercus canadensis
Amelanchier canadensis
Crataegus plaenopyrum

SECTION 5-1414(C)(4)

SHRUB:

An evergreen multi-trunked woody plant that usually attains a mature height of no greater than 10 feet. Preferred species include, but are not limited to:

<u>Common Name</u>	<u>Botanical Name</u>
Azalea	various species
Cotoneaster	various species
Chinese Holly	Llex cornuta
English Yew	Taxus baccata
Euonymus	various species
Japanese Holly	Llex crenata
Japanese Yew	Taxus cuspidata
Rhododendron	various species
Viburnum	various species
Winged Euonymus	various species